

Eagles Landing Condominium Association
Current 2024 Assessment

July 17, 2024

Dear ELCA Members,

We want to explain the importance of both the current special assessment and the need to pay it timely.

The Special Assessment that is due at the end of this month is to remedy deferred maintenance which includes the following areas: rotted siding, drainage areas causing crawlspace flooding, dangerous walkways, structures, chimneys, outside facing 40yr old windows and doors, building painting, crumbling retaining walls and lots of landscaping issues causing tree roots breaking water mains and sidewalks. exterior facing features of the Association that are the responsibility of ELCA to maintain. Because they are denominated "common areas" in our Declaration, they are the Association's responsibility, even if it might appear that they benefit one unit versus another. Over time we will all be paying for upkeep, and no one unit will benefit at the expense of the rest.

The value of every unit depends on the collective appearance of all the units. When units outward appearance deteriorates, the value of everybody's investment is impaired. This becomes a vicious cycle, in which as an association's reputation diminishes from deferred maintenance, incoming residents pay less attention to keeping up the value of the community. Soon, real estate agents sense this and begin to steer potential purchasers away. What competent real estate agent wants to sell a distressed unit in a distressed community? As a result, your Board is working very hard to ensure that adequate maintenance is performed.

We know a number of you are concerned about the cost. A key reason that the current assessment is needed in the amount assessed is that a lot of the prior work that was identified over the past six years wasn't completely addressed and the work that was done and paid for was performed by ProSource, which was simply incompetent and uninsured. The result is that some work left us with structures that are not up to code or are otherwise simply unsafe or unacceptable. We have now have no choice but to fix these problems as well. Again, the longer we wait, the more expensive it will be and the continued safety hazards these items are causing.

We are pleased with the fact of the current number of paid assessments to date which is an indicator of owners wanting these overdue repairs fixed for safety and protection of their property values. Yes, it will be a costly 3-year process to get the entire property up to normal and safe living standards. Do you really want to be known as living in a Low-Income Housing project when most of us work hard, even having extra jobs to call this place home?

Speaking of waiting, we know some of you are considering not paying the July assessment by its July 31 due date. We cannot stress enough what a bad idea that is. The consequence of not collecting enough money this month will be having to cancel existing maintenance contracts. The result will be deferring the expenses into the future, when costs will be even greater, and allowing the condition of the buildings to further deteriorate, with the consequences to their value that we mentioned already. So, please pay your assessments on time. This will also save you late fees, interest and automatic property liens until paid.

We hear rumblings that a group of you is forming either to challenge the assessment or to simply not pay it. Some of you have hired an attorney perhaps for these purposes. We cannot stress what a counter-productive idea that is. Not only can this delay affect needed repairs and permit further devaluation of your investment, but it will divert needed resources (currently estimated at \$20,000) as you, and we, retain attorneys and devote energy to the fight rather than to our community. Please realize that any litigation that will be incurred will directly affect the ability to insure our property as a whole and future needs to obtain a mortgage for potential new owners. What you need to understand is that the failure to pay the assessment could also result in additional litigation for those few thinking that they can hold up this process of rebuilding a safe community that affects all 45 owners. These unnecessary costs a few are causing will be paid by all the owners regardless.

Pursuant to our attorney recovering additional individuals emails from Maria and Doug, we just found out even more structural defects caused by ProSource through a Structural Engineer and we have now been able to identify the parties responsible and yes, we will pursue to have these individuals held accountable.

After the experience with ProSource and past board members actions, we want to be sure that anyone we hire is competent and insured, uses quality materials, stands behind their work, obtains the required permits, and performs work that passes the required code inspections. Sometimes these people are not the least expensive. But a rotten banana is not a bargain at any price.

Please contact Shannon Murphy with any questions.

To our mutual success!

Eagles Landing Condominium Association

Board of Directors

Shannon Murphy, A6

Erika Goetz, B2

Hugh Vallely, C1

Dianne Pliska, C6

Scott Donaldson, A6